

Approved Minutes

City of Bloomington
Development Review Committee
October 20, 2015

McLeod Conference Room
Bloomington Civic Plaza – 1800 West Old Shakopee Road

Staff Present

Laura McCarthy (Fire Prev.) 952-563-8965
Jen Desrude (Engineering) 952-563-4862
Kent Smith (Assessing) 952-563-8707
Tim Skusa (B&I) 952-563-8953

Nick Johnson (Planning) 952-563-8925
Tim Kampa (Utilities) 952-563-8776
Londell Pease (Planning) 952-563-8926

Item 1 - Formal	Hom Furniture Remodel
Site address	7800 and 7850 Dupont Avenue
Application type	Preliminary and/or Final Development Plan; Rezoning
Staff contact	Johnson, Nick (Ext. 8925)
Proposal	The applicant proposes expansion of 57,349 square feet onto the existing 106,111 square foot building. The expansion is primarily adding a second floor onto the structure with an increase of the footprint by 4,499 square feet.
Staff comments	The applicant has previously made application for a privately initiated City Code amendment to create a definition and parking requirement for Large Item Retail Sales. The proposed City Code amendment was recommended for approval by the Planning Commission on 10/8/15 and will be considered by the City Council on 11/2/15.
Plat name	HOLLINBECK ENTERPRISES ADDITION
Decision maker	City Council
Replat/Park dedication	No
Reviews	DRC; City Council; MnDOT; Planning Commission; Watershed District
Contact 1 name	Wayne Johansen
Contact 1 address	10301 Woodcress Dr., N.W. Coon Rapids, MN 55433
Contact 1 e-mail	wjohansen@homfurniture.com
Contact 1 phone	612-325-0205

Guests Present:

Roger Tomten, Architect
Ralph Kloiber, Hom Furniture
Carl Nyberg, Hom Furniture
Todd Erichson, Erichson Civil
Mike Brady, Hom Furniture

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mbrady@homfurniture.com

Discussion/Comments:

Nick Johnson (Planning):

- HOM Furniture is planning an expansion of their store at 7800 and 7850 Dupont Ave. to nearly double the total retail space. Applicant described the project in greater detail, noting that the project will not be doubled in size. The applications needed to proceed with the expansion include a Rezoning, Preliminary Development Plan and Final Development Plan.

Kent Smith (Assessing):

- Golf Galaxy will be moving out of their existing location. Their lease is up in two years and will not be renewed. By the time the applicant meets with Planning staff and City Council, this will hopefully be in order. The applicant is moving forward and it is anticipated that Golf Galaxy will be out of their current location by March.

Tim Skusa (Building & Inspections):

- The applicant reviewed their proposed plan to remodel the existing buildings.
- Since this is a major project, everything will have to be brought up to current Code requirements.
- Accessibility requirements will have to be met.
- This will be looked at as one building and the size of the building will have to be considered when reviewing the Code.
- The building will have to be sprinklered.
- Building staff will work with the applicant as plans are developed.
- The applicant expects this to be a 15 to 18 month project and it will be treated as two phased project.
- Applicant will work with Building and Inspections during building phasing and demo phasing to determine location of exiting, etc.

Laura McCarthy (Fire Prevention):

- Continue to maintain turning radiuses throughout the property.
- Relocation of the current fire department connections. Having two connections is confusing for the Fire Department if this becomes one building. Fire staff would like to have one Fire Department connection. The applicant indicated if it is not cost prohibitive this is something they would be willing to do. They also indicated they would work with their sprinkler company on this item.
- See previous DRC meeting minutes from August 11, 2015, for other requirements and comments.

Jen Desrude (Engineering & Traffic): Provided Public Works comment sheets, noting the following:

- Several notes need on civil plans before issuing permits.
- Transportation Demand Management (TDM) plan needed; show bike racks on site plan. The applicant believes they are right on with the parking requirement and are not required to provide proof of parking. If the applicant is asking for parking deviation, they will have to complete a more complex TDM.
 - Long-term parking on the north end of the building may go away. Staff prefers that the applicant do a parking flexibility request now rather than when and if that parking is removed by MnDOT.
 - Extent of the TDM plan will need to be determined which is due before the building permit is issued.
 - Staff suggested the applicant take advantage of assistance for completion of the plan by the 494 Commuter Service at no cost.

- The Tier I TDM plan requires a fee and two-year commitment for implementation of the plan.
- The Tier 2 TDM is a simple checklist.
- Stormwater Management plan needed; provide narrative and stormwater calculations for storm sewer alterations and storage.
- Nine Mile Creek Watershed District permit needed if more than 5,000 sf or 50 cy disturbed.

Tim Kampa (Utilities): Utility

- Unused water services shall be properly abandoned (Sec. 11.15). One in the NE corner of the Lot. Staff will work with the applicant in removing domestic meters. The applicant explained the building will increase 50 percent but utilities will decrease because of efficiencies.
- Sewer Availability Charge (SAC) be satisfied. Contact the Met Council at 651-602-1378 for a SAC determination, which is required by the Metropolitan Council Environmental Services.
- Provide a Civil plan showing existing and proposed utilities, and how they are affected by this project. A water service had been leaking and was repaired in 2012. This is a service that is not used and will need to be abandoned at the main.
- An inspection manhole is required on all commercial sewer services.
- Add a manhole to the existing service to North Side of Hom.

Nick Johnson (Planning):

- The site must be rezoned in order for the store to be expanded, as it is a legally non-conforming use. The sites are zoned I-3 (7800 Dupont) and I-3 (PD) (7850 Dupont). The applicant is requesting that both sites be zoned Freeway Commercial Center Planned Development - C-3 (PD). This requested zoning is consistent with the guidance of the Comprehensive Plan, which guides the sites as Regional Commercial.
- C-3 Zoning District
 - Building Setbacks for C-3 district are the following: front – 35', side – 20', rear – 20'. Any and all deviations from setback requirements requested as part of the planned development application must be documented. It is anticipated that deviations will be necessary along the west and north.
 - Maximum Impervious Surface is 95%
 - Floor Area Ratio must be a minimum of 0.5 and maximum of 1.0. FAR proposed is 0.74.
- Landscaping on the site will need to come into conformance, as the proposed development is more than a 25% expansion. Landscaping review comments:
 - Total site area between two parcels is 219,524 square feet according to the Landscape Plan.
 - 88 trees are required (1 per 2,500 sq. ft.). 66 total trees are proposed, resulting in a deficiency of 22 trees. Applicant must locate additional trees on-site.
 - 220 shrubs are required (1 per 1,000 sq. ft.). 220 shrubs are proposed, which is Code compliant.
 - Landscape yards around the east side of the perimeter of the site do not meet the minimum 20-foot dimensional requirement. This is an existing condition.
- Parking review comments:
 - 253 parking stalls with 5 proof-of-parking stalls are proposed.
 - Applicants applied for a City Code Amendment to create parking schedule for Large Item Retail Sales in August of 2015. The Planning Commission unanimously recommended

approval of the ordinance amendment on 10/8/15. The City Council will review the proposed ordinance on November 2nd, 2015.

- Should the privately initiated City Code amendment be approved, 253 parking stalls would be required for the store expansion.
- Minimum drive aisles for parking lot are 24 feet in width
- Minimum parking stalls are 9'x18' – Code Compliant
- Applicant may wish to consider a deviation for the parking stalls along the north of the building as a result of the potential interchange expansion/reconfiguration of I-494 and I-35W by MnDOT.
- Exterior Materials
 - Various metal panels and glass are proposed for exterior materials. All metals utilized must be consistent with the City's metals policy with regards to gauge, durability and warranty.
 - Where exterior materials are undetermined, please note that EIFS is not permitted as a primary material (more than 15%). Please reference 19.63.08 for permitted exterior materials and finish.
- Signage
 - The property would be in the Class V Sign District if rezoned to C-3 Freeway Commercial Center.
 - The applicants are seeking wall signs on the north and south elevation.
 - If proposing multiple wall signs, channel construction is required.
 - Wall sign calculations appear to be correct, but will need to be verified.
 - A future pylon sign may require a variance for setbacks.
- Lighting as submitted is not allowed. Please refer to 21.301.07 for details.
 - Lighting is shown on the adjoining property to the west, which is not part of this application.
 - The parking lot light proposed is less than 70 lumens per watt (system watts) and prohibited by the City Code. Use of quality LED lighting would reduce the number of poles and heads significantly.
 - LLF for the 250 Watt PSMH lamp is lower than 0.81. Code requires 0.81 or actual, whichever is lower.
 - No light source may exceed 50,000 initial lumens.
 - Ground mounted flood lighting for the wall is not allowed (See Section 21.301.07(c)). Only upward (15 initial lumens per square foot) and downward (20 initial lumens per square foot) aimed lighting allowed. Maximum combination is 25 lumens per square foot. The proposed lumens exceed Code significantly. The existing wall wash lights are in violation of the City Code.
 - No lighting for the building entrances and sidewalk provided.
 - Any change in lighting must meet the City Code and Energy Code
- The list is not all encompassing but staff will continue to communicate with the applicant should other issues arise.